



Jesmar

Carluith, Newton Stewart, DG8 7DW

Traditional detached Galloway cottage located in the quiet village of Carluith.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

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Accommodation:

Ground Floor: Entrance Vestibule
Entrance Hallway
Sitting Room
Kitchen
Double Bedroom 1
Double Bedroom 2
Bathroom

Outside: Outhouse

Jesmar is a traditional stone built Galloway Cottage, under slate roof located within the village of Carsluith with easy onward connection onto the A75.

This charming property is available to purchase on a shared ownership basis with the Maxwell Memorial Trust. More information regarding the shared ownership can be found under burdens.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMMODATION

Entered via granite steps from the front through uPVC double glazed door into:-

ENTRANCE VESTIBULE 1.22m x 1.10m

Wood effect vinyl flooring. Windows to front and side. Double wooden glazed doors into:-

ENTRANCE HALLWAY 1.13m x 3.88m

Fitted carpet. Radiator. Electric Kyros electric panel heater. Built in cupboards with shelving. Loft access hatch. Doorways leading off to sitting room, two double bedrooms and bathroom. Ceiling light.

SITTING ROOM 4.73m x 3.84m

Good sized, front facing sitting room. Radiator. Electric Kyros panel heater. Inset multi fuel stove with flagstone hearth. Cupboard with shelving. Carbon monoxide detector. Recessed ceiling spotlights. Double sash and case window to front with deep sill. Curtain pole above. Ceiling cornicing. Wooden door leading to:-

KITCHEN 1.78m x 4.15m

Wood effect vinyl flooring. Contemporary shaker style fitted kitchen in grey with wood effect laminate work surface. Stainless steel sink with mixer tap above and drainer to side. Wooden single glazed window to rear with built in Ventaxia extractor fan. Deep sill beneath. Tiled splash backs. Wall mounted cupboard housing electric meter. Wood effect composite door to rear. Space for freestanding hob. Plumbing for washing machine. Large pantry cupboard. Space for freestanding fridge-freezer.

DOUBLE BEDROOM 1 3.39m x 3.05m

Accessed directly from reception hallway. Fitted carpet. Wooden sash and case window. Deep sill beneath. Recessed shelved alcove. Radiator. TV aerial point. Ceiling light. Ceiling cornicing.

DOUBLE BEDROOM 2 2.72m x 3.48m

Rear facing. Fitted carpet. Radiator. Ceiling cornicing. Sash and case window to side overlooking side garden. TV aerial point.

BATHROOM 1.93m x 1.77m

Suite of white wash hand basin. Inset vanity unit. White W.C. Obscure glazed window to rear with built in extractor fan. Radiator. Wooden wall cabinet. Respatex style wall paneling partially on three walls. Winter fan heater. Shaver light.

Outside

OUTHOUSE 3.58m x 2.19m

Useful stone built outhouse providing additional storage.

GARDEN

Steps lead up from the rear kitchen doorway to a well sheltered terraced area which is mainly laid to lawn.

BURDENS

The Council Tax Band relating to this property is a band C.

The property is for sale on a 50% shared ownership basis with the Maxwell Memorial Trust, this is a small charity whose aim is to provide low cost housing in its local area. Purchasers will be required to sign an occupancy agreement and also grant a standard security in favour of the trust regulating the ownership and any future sale, guaranteeing that this will be their principal private residence and cannot be sublet. The occupants pay no rent but are responsible for the maintenance and upkeep of the property.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is an E

SERVICES

The agents assume that the subjects are served by private water supply through Carsluith Water Group, mains electricity, septic tank but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.



Ref: SAK/LNM/MAXWM06-02



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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.